



EXHIBIT A
OREGON-WASHINGTON RAILROAD & NAVIGATION CO.
UNION PACIFIC RAILROAD COMPANY

ST. JOHNS (TERMINAL 4), OREGON

To accompany agreement with the Port of Portland
covering relinquishment of preferential right for
dock and moorage rights.

***** LEGEND *****

Permanent easement to be granted by
Port of Portland to RR shown ——— TINTED YELLOW
Temporary oil line shown ——— RED
RR's existing 10-in. oil line easement
shown ——— TINTED BLUE

Office of Division Engineer Albina, Oregon
Scale: 1" = 100' October 20, 1977



APPROVAL OF SUPPLEMENTAL LEASE AND AGREEMENT
BETWEEN THE PORT OF PORTLAND AND CARGILL INCORPORATED

Date: November 9, 1977

Prepared by: Marion Siedow
Asst. Executive Director

FACTUAL BACKGROUND AND ANALYSIS

This agenda item consists of a number of corrections necessary to complete the Cargill grain elevator project.

Staff first started working on this project in 1971. The letter of intent was signed on June 14, 1974; the new lease was executed on June 26, 1975. Construction started sometime after the lease was executed and was completed late in 1977.

This elevator is located at Pier 1, Terminal 4. As a matter of interest, portions run through and over the structures of Pier 1, Terminal 4. This complicated somewhat designating the leased property.

The following small parcels are to be made part of the leased property:

1. A concrete block electrical distribution center located in the southeast corner of House 2, Pier 1. Dimensions of it are 8 feet 6 inches wide by 14 feet 4 inches long.
2. A security area for storing equipment, material and fumigant for the elevator operations, located in the northeast corner of House 2, Pier 1. Dimensions are 108 feet long by 60 feet wide. It comprises six bents on the land side of House 2. The file storage room that Cargill has in House 2 is surrounded by this bullpen.
3. A concrete block electrical distribution center located on the water side of House 5. It is between Bents 5 and 6 from the north wall of the building. Dimensions of it are 17 feet 5 inches wide by 40 feet long. It is located in Bay 110B-West.
4. A truck inspection station utilized by State of Oregon grain inspectors located on the northeast corner of House 7. Dimensions are approximately 53 feet long and 31 feet wide.

Note: All of the above were constructed at Cargill's expense.

The following parcel will no longer be part of the leased property:

The two inspection buildings now demolished permitting the Port to store import cars thereon and which were located northeast of the

restaurant building. One was irregular in shape, but approximately 25 feet square. This was the lab that Cargill used for their testing work. The second one was 25 feet wide and 45 feet long, approximately. This lab the State of Oregon used for their inspection work.

Two minor changes are to be made in the common user road. This road is so designated because it is jointly used and maintained by the Port and Cargill:

1. That portion leased to Cargill as a truck inspection station (4 above) is to be deleted.
2. A new common user road is to be established generally east of the Cargill office building. The dimensions are approximately 25 feet wide and 383 feet long. This roadway is located on property leased to Cargill.

The Port by separate letter agreement acquires at no cost the use of the following property:

Cargill grants the Port the right to use, for purposes of parking imported automobiles, approximately 4.25 acres of land leased to Cargill, provided that Cargill shall continue to have the right to use the property for turning trucks, and provided further that all rights of the Port to use the property shall terminate when Cargill determines that it needs the property for its own purposes.

Finally, the supplemental lease which incorporates all of the above changes, except the last one above, also changes section 5.3, "Rents and Other Amounts Payable," as follows:

1. Cargill is currently required to make all payments directly to the trustee for revenue bond interest and principle five days in advance of disbursement to the bondholder.
2. This five days will be reduced to two days.

Note: The trustee must consent to this change and they have indicated that they will.

This grain elevator has been very successful financially for the Port. During fiscal year 1976-1977 income generated, essentially net income, was as follows:

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Between The Port of Portland and Cargill Incorporated
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Rent	\$192,000
Dockage	<u>178,499</u>
Total	<u>\$370,499</u>

The Major Lease Review Committee has reviewed the proposed changes and recommends _____.

EXECUTIVE DIRECTOR'S RECOMMENDATION

RESOLVED, That approval is given to execute a supplemental lease to the lease of June 26, 1975, with Cargill Incorporated as follows:

1. To modify the legal description of the leased premises.
2. To describe the location of the common-user road.
3. To reduce from five days to two days the time within which Cargill must make payments to the trustee for revenue bond interest and principal in advance of disbursement to the bondholder.

; and

BE IT FURTHER RESOLVED, That the appropriate officers are authorized to execute the necessary document in a form approved by counsel.